



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

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Cities, Western WA

Toni Johnson on behalf of Christine Olson
Ex-Officio, Dept. of Social & Human Services

Kim Herman
Ex-Officio, Housing Finance Commission

Will Graham
Ex-Officio, Dept. of Commerce

BOARD MEETING SUMMARY

Wednesday, August 19, 2009 10am to 3pm

Tacoma-Pierce County Association of REALTORS–Tacoma, WA

ATTENDANCE

Heyward Watson, Will Graham, Kim Herman, Wanda Coats, Lynn Davison, Kevin Grossman, Paul Purcell, Tom Tierney, Dave Gossett, Joan Hernandez, Joe Ingram, Connie Devaney, Tom Moak.

STAFF

Heather Matthews, Jordan Deja, Cheryl Smith.

INTRODUCTIONS AND CONFIRMATION OF AGENDA

Heyward Watson

Heyward summarized the agenda.

APPROVAL OF MINUTES

Members approved the previous meeting summary.

COMMERCE UPDATE

Commerce management team recently visited seven locations statewide to discuss with stakeholders what they think the Dept. of Commerce should look like.

- A report with results from the visits and a survey currently posted on the Commerce web site will be submitted to the Governor's Office in early October.
- Common themes from the visits included:
 1. Getting smarter about how we regulate (permitting, licensing, compliance and reporting).
 2. We have an opportunity to rethink the way we fund infrastructure as we replace the funding that was re-appropriated in the last legislative session.
 3. We need to continue to focus on our competitiveness as a state, including improving the perception of Washington State as a good place to do business.
 4. Help rural areas better "bootstrap" their economies and grow and improve jobs.
 5. Improve the way our education and workforce training systems anticipate and respond to the needs of employers.
 6. Improve the way our state encourages commercialization of research and development, including access to capital for growing businesses
 7. Ensure that our tax system encourages the things we want to encourage.
 8. Overall, the employees of Commerce are very well regarded around the State for the way they engage with the local community to administer their programs.



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- Commerce management team met on Monday (8/24) to discuss the three proposed structure options for the Department of Commerce.
 - Commerce will submit the three proposed agency structures to legislature for edits and final approval.
 - A PowerPoint presentation detailing the proposed agency structures can be found at www.commerce.wa.gov.

Five-Year Plan Goal Discussion: Affordable Housing Preservation

- How do we protect current affordable housing from not going to market rate?
 - Trust fund and tax credits have 40-year contracts.
- Our strategies should work to maintain or increase recapitalization, preservation and asset management of existing affordable housing.
- Kim will continue to work on language for this goal and submit a draft by Sept. 15.
- Focus on < 60% AMI for affordable housing and 60-120% AMI for workforce housing.

Five-Year Plan Goal Discussion: Workforce Housing

- A definition for Workforce Housing needs to be agreed upon.
 - Workforce Housing definitions will be crafted to local situations throughout the state.
 - Workforce Housing income ranges need to be determined for low-medium-high individuals,
 - This definition will fall under the 60%-120% AMI definition stated above.
- A Governor appointed taskforce needs to be created to address the statewide Workforce Housing issue.
 - AHAB will create a letter asking the Governor to create/appoint the Workforce Housing Taskforce.
- Measurable strategies for the Workforce Housing goal will include:
 - Creation of the Governor appointed Workforce Housing Taskforce,
 - A suitable house (1.7?) ⇔ job ratio throughout the state,
 - A suitable average commute time throughout the state, and
 - Incentives for workforce housing providers.

LUNCH

Five-Year Plan: Remaining Goals

Land-Use Infrastructure

- Clarification of the State Environment Policy Act and Replacement rule
- Language needs to be added to the background statement to give greater clarity to the strategies.
- Stakeholder work should continue on the Governor Growth Management Act (GMA)
 - Specify which issues did not reach conclusion
 - Commerce should propose legislation to enact consensus of the nine GMA Taskforce recommendations.
 - Will Graham will consult Leonard Bauer to confirm that the nine GMA Taskforce recommendations should move forward.
- A new GMA stakeholder group should be created to advise Rogers Weed (Dept. of Commerce Director) about changes regarding GMA which could benefit the affordable housing industry.



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Homelessness Discussion

- The word “use” in the Interagency Council on Homelessness will be replaced with “ensure”.
- HMIS results revealed that counties with a larger population base seem to have fewer results than counties with a smaller population base.
 - Clallam County has shown the highest success rate so far.

Senior Housing

- Seniors should be defined as individuals who aged 65+.
- A trend has emerged in senior housing where there are vacancies in senior homes but residential home sales are down.

Homeownership

- The new homeownership goals are:
 - By 2015, provide assistance to 15,000 low-moderate income Washington State residents to purchase homes.
 - Propose legislation to make foreclosure and loan modification scams illegal.

SUBCOMMITTEE REPORTS

PAT-Policy Advisory Team

- PAT is in the process of advising the Housing Trust Fund (HTF) on how to spend the remaining funding from a total of \$100 million allocated to HTF projects statewide for the biennium.
- The recently completed Housing Trust Fund cost study was detailed.

Farmworker Sub-Committee

- No report.

SACH

- No report.

OTHER GENERAL REPORTS

- No reports

ROUNDTABLE DISCUSSION

- The October 20 AHAB meeting will take place at the Tacoma-Pierce County Association of REALTORS® from 10am-3pm.

Future items:

1. Goal discussions

MEETING ADJOURNED 3PM; Next Meeting: November 18, 2009



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